

MINUTES OF MEETING  
ROLLING HILLS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Hills Community Development District was held Wednesday, November 7, 2012 at 5:07 p.m. at the Rolling Hills Amenity Center, 3212 Bradley Creek Parkway, Green Cove Springs, Florida 32043.

Present and constituting a quorum were:

Bev Dubis	Chairperson
Rose Bock	Supervisor
Keith Jones	Supervisor

Also present were:

James Oliver	District Manager
Katie Buchanan	District Counsel
Matt Biagetti	East West Partners
Steve Andersen	East West Partners

**FIRST ORDER OF BUSINESS**                      **Roll Call**

Mr. Oliver called the meeting to order at 5:07 p.m.

*Mr. Oliver administered an oath of office to Ms. Rose Bock prior to the regular meeting.*

**SECOND ORDER OF BUSINESS**                      **Affidavit of Publication**

Mr. Oliver stated included in your agenda package is a copy of the affidavit of publication for today's meeting and landowners election.

**THIRD ORDER OF BUSINESS**                      **Organizational Matters**

**A. Acceptance of Resignation Letter**

Mr. Oliver stated a resignation letter was provided to us by Benjie Bowman; however, it is a moot point because her term expired anyways.

**B. Consideration of Resolution 2013-01 Canvassing & Certifying the Results of the Landowners Election**

Mr. Oliver stated we are going to put the results of the landowner election. Bev Dubis and Bill Tew will serve four year terms and Rose Bock will serve a two year term.

On MOTION by Ms. Dubis seconded by Mr. Jones with all in favor Resolution 2013-01 Canvassing & Certifying the Results of the Landowners Election was approved.

**C. Consideration of Resolution 2013-02 Election of Officers**

Mr. Oliver stated Roger currently serves as Chairman.

Mr. Jones stated I will nominate Bev Dubis to serve as Chair.

Mr. Oliver asked who should serve as Vice Chair?

Ms. Dubis responded Bill Tew.

On MOTION by Ms. Bock seconded by Mr. Jones with all in favor Resolution 2013-02 Election of Officers Appointing Ms. Dubis as Chair, Bill Tew as Vice Chairman, the Remaining Supervisors as Assistant Secretaries, Jim Oliver as Secretary, Dave deNagy & Jim Perry as Assistant Secretaries, Jim Perry as Treasurer & Patti Powers as Assistant Treasurer was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 5, 2012 Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes from the September 5, 2012 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Jones seconded by Ms. Bock with all in favor the Minutes of the September 5, 2012 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Construction Administration Issues**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Discussion of Bond Restructuring**

Mr. Oliver stated Rose Bock and Bill Tew are both real estate consultants. They specialize in upscale communities. As part of the negotiations that are going on between the current landowners and the investors that are looking at purchasing the land here. The

investors wanted to have a couple of experienced professionals on this board. These two people were nominated by them to serve on the board. It is a show of good faith during this negotiating phase that they have a couple of good board members that can assist with an evaluation of Rolling Hills and see what improvements are needed for Rolling Hills and see what changes improvements are needed.

A resident asked have you met them?

Mr. Oliver responded yes. I have met them several times.

A resident stated all of us trust you. You are our face. We have a good feeling about you. Do you like them?

Mr. Oliver responded I do. They have met me in my office. They have flown in from California. They have been on site several times but they came to me rather than me going to them. As a matter of fact Bill Tew, who actually lives in Orlando, spoke to me specifically about you. I feel very good about these investors. Even though the general election starts in 2014 for this District, they like the idea of having some residents on the board sooner. I think that is a very good sign. I brought that up because we are about to talk about this bond restructuring.

Ms. Buchanan stated I don't have a lot of detail yet. Essentially part of the acquisition will be restructuring the bond debt on the portion of the property owned by the new landowner. It won't affect your lots in anyway but right now, it is really too early to discuss details.

Mr. Oliver stated they wanted to know of any challenge facing the project too. A lot of the maintenance issues that have come up in these meetings has been shared with them also.

**SEVENTH ORDER OF BUSINESS                      Discussion of Recreation Policies**

Mr. Oliver stated we will put this back on the December agenda with the same document that we had in the last agenda package. It was talking about tightening up a lot of the rental policies, what the requirements were, what the supervisor requirements were, etc.

**EIGHTH ORDER OF BUSINESS                      Discussion of ADA Improvements**

Mr. Oliver stated Steve already had the lift installed, so we are compliant.

**NINTH ORDER OF BUSINESS                      Update on Construction, Operations & Maintenance**

Mr. Andersen stated the triplewide is finally gone. We got on Clay County about all the trash that was left behind and if they won't clean it up then we will have the people that

took the triplewide do it. The other issue out here that has caused some angst is the light switch. They have been on constantly and then off constantly. I had an electrician out here once. They still can't figure it out. I contacted KADD Electric. They will try to get out here tomorrow or Friday and if not then it will be early next week.

A resident stated it is pitch black up here. Matt has been having someone turn the lights on during the evening hours and then turn them off during the day. For the last month, the lights have been on almost all of the time. Ironically on Halloween, they were turned off. Someone came in and turned them on at the last minute on Halloween night. The boulevard lights that are on the street are the only lights that illuminate the sidewalk. I have seen five rattlesnakes and one water moccasin on the sidewalk. It is a safety issue. You guys wouldn't allow your kids to come up here at night. For them to be on 24 hours a day is a huge waste. If we have the money to waste, then we have the money to fix it. If Rolling Hills doesn't have the money then it goes back to East West. This is a safety issue. The keypad hasn't worked for a month. There might be a way to bypass the numbers, so it is open all the time, so it doesn't lock. On Halloween, it wasn't locked. My wife and I were here the Saturday before last and there was a party. Someone rented the area back there. We could hear the kids talking as we walked by the waterfall but we couldn't see them because it was so black on the pool deck area. I am suggesting that when we rent the place out for a party that it is our responsibility to keep everyone safe and that some of the lights in the pool deck have to be on.

Ms. Dubis stated in the meantime, it is a problem. Steve is getting an electrician now. Would you be willing to turn the lights on and off?

A resident responded I would be happy to for a short term solution.

Mr. Andersen stated the solution right now is to leave them on 24/7 until an electrician can get out here.

A resident stated you said you guys replace the bulbs but you don't replace the bulbs in the parking lot. I want you to look at this. This is water coming out of a pipe. My wife and I saw that on October 18<sup>th</sup>. It happened sometime between 8:00 p.m. Thursday night and Friday morning. I called on Friday. Matt hadn't returned my last two texts about the lights, so I have given up on that. Then I called Marilyn's office. I got a phone call back from Jenna saying that she forwarded the information and that they were going to take care of it. My wife and I went to Tallahassee for the weekend and when we got back on Tuesday morning it was still the

same way. I am a little mad. By the tone of my voice after that, it got both of these guys to call me back that day. Steve said he couldn't find it but he had my number Friday. In the interim a conservative guess is that 200,000 gallons of water came out of that pipe and went into that creek on the Woodbridge Crossing from Friday to Tuesday. If you look on the internet how many gallons per hour for an one inch diameter pipe, conservative is 200,000 gallons. To me, that is laziness. If you guys don't want to do this then don't be.

Mr. Andersen stated on Friday late afternoon, I received a message saying that there was a leak out here by a sidewalk. I got a hold of Sean and told him we had a leak down there. I am not even around then. This is what I was told. I didn't get a message forwarded to me. I was told it was coming from a sprinkler system. He came down and asked if I could be more specific on where it was. I said let me go back and check, so I got a hold of whoever left me the message, which I think was Judy or Marilyn. I asked them if they gave you a location and they said they think it is up by Woodbridge. I told Sean he is going to have to turn the sprinkler systems on to figure out which one is spurting the water. He said he walked all over the area and couldn't see the leak, so he looked also. Then I got the call from you on Tuesday.

Mr. Oliver stated let's stay after the meeting and talk about this. We are looking at about a 60 to 90 day transition period and we are going to have to focus on getting these most important issues, like severe water loss or safety issues related to lighting, taken care of.

A resident stated the concrete that we replaced is washing away again. We have fallen short on how it was supposed to have been done. He did it the right way over here after the second attempt. The curb is going to wash away if we don't sod it soon. Over by the wooden bridge he has the three feet concrete here but it is not three feet all the way because it is washing out again. We fixed the problem temporarily. Then there is another concrete problem over at Woodbridge Crossing in the cul-de-sac. I am guessing armadillos have dug underneath it and it is suspended concrete. It will break and cost thousands of dollars to fix if we ignore it. This isn't my nature to be a crabby person but we have lived here for a year. We have all spent hundreds of thousands of dollars to live here. This is our dream home. It is our retirement home. I know it takes time but not a year. My wife and I go out every day and pick up the garbage that is out here.

Mr. Smith stated it is pitch black out here after dark. Most of the decorative street lights don't work now. There is maybe one light a street that works half the time.

Ms. Dubis stated the street lights are Clay Electric's responsibility.

Mr. Smith stated someone should come out here after dark with a pad of paper and a pencil and do an inventory of the lights that aren't working. Then call Clay Electric and have a battle with them. Everyone in here pays a lot of extra money for you guys to do that. As far as the parkway lights, if it is a switch issue and we need an electrician to fix it then call an electrician and have them fix it. As residents we have already accepted our role as the pool police, the amenity center police, the tennis court police and the back of the property police but maintenance is just not something a lot of us have the time to do and is not something we should have to do. I play a lot of golf at Eagle Landing. It is an East West property and it does not look like this. It is not managed like this. If something breaks over there it gets fixed. I guarantee you that I can call an electrician tomorrow and get someone out here to look at something.

Ms. Dubis stated I think Steve is right with leaving them on until an electrician can get out here.

A resident stated but we brought this up at the last meeting. Now here we are two months later and nothing still has been done. It doesn't take two months to get an electrician out here to fix the parkway lights.

Mr. Smith asked do the boulevard lights have a separate switch or is it because the bulbs are burnt out?

Mr. Andersen responded the bulbs are probably burnt out. When there is a sensor involved, there is not a switch, so either the sensor or the bulb is burnt out.

Mr. Smith stated and about half of the parking lot lights are not on.

Mr. Oliver stated we will do a night time light bulb check on all the lights in the community and then segregate those lights between what is Clay Electric and what are District owned lights. Then both by phone and in writing, we will get in touch with a go to person at Clay Electric for their lights and then come up with a plan to get our lights fixed as quickly as possible.

Mr. Smith stated if the light poles are not numbered then they are not Clay Electric's.

A resident stated when I called three or four months ago and had this argument with them they told me that the decorative lights were not their responsibility.

Mr. Oliver stated we will start working on it immediately and I will keep you in the loop.

A resident stated sometimes when the lights are on and we are walking our dog at night as you walk up to it, it goes out. It is like it is reversed with the motion sensor.

A resident asked if we get an electrician out here, can we have them take a look at the waterfall pump?

Mr. Oliver responded sure.

Mr. Smith asked if you make the decision not to fix it right now, can you drain it?

Mr. Oliver responded we will see what the electrician says first and then we will get back with you before we make any decision.

**TENTH ORDER OF BUSINESS**                      **Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**                      **Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. Oliver stated we do anticipate meeting again next month. Typically, we would only meet every other month or once a quarter but as we go through this potential deal, we want to meet on a more regular basis.

**D. Director of Aquatics & Recreation**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**                      **Supervisor's Requests and Audience Comments**

Mr. Oliver stated in the next few minutes, we will look at our calendars to schedule a continued meeting.

A resident asked with this transition going on, is there not going to be anything happening as far as the kids?

Mr. Biagetti responded we have tried to but I think there is a lack of participation.

A resident stated there is a lack of publication, as well. There is no promotion of the activities.

A resident stated when the community was half as populated as it is now, we had more participation with the kids events. I think one of the reasons was because you guys printed a newsletter and everyone knew what was going on. I think one of the biggest things right now is that everyone doesn't get your emails.

A resident stated a lot of the DR Horton homeowners aren't on the email list.

A resident stated if you print the newsletters I will distribute them throughout the neighborhood.

Ms. Dubis asked how much notice of the events is given when there is a special event?

Mr. Biagetti responded it is usually two weeks prior to an event.

Ms. Dubis stated because generally all we have required is a very small number of people to be there to cover having staff there and we haven't been able to get enough participation.

A resident stated I would argue that part of the problem is that this place is so uninviting. If we started getting consistent with the place and it looks like someone actually lives here then maybe we would get more participation.

A resident stated I don't know what your plans are for Christmas but I would suggest having another Christmas mixer for the residents and invite the transition team to the mixer to meet the residents.

**THIRTEENTH ORDER OF BUSINESS      Financial Reports**

**A. Approval of Invoices**

**1. September 5, 2012**

Mr. Oliver stated included in your agenda package are the invoices for September 5, 2012.

On MOTION by Mr. Jones seconded by Ms. Dubis with all in favor the Invoices for September 5, 2012 were approved.

**2. November 7, 2012**

Mr. Oliver stated included in your agenda package are the invoices for November 7, 2012 meeting.



On MOTION by Mr. Jones seconded by Ms. Dubis with all in favor the Invoices for November 7, 2012 were approved.

**B. Balance Sheet & Income Statement**

Mr. Oliver stated included in your agenda package is the balance sheet and income statement.

**C. Special Assessment Receipt Schedule**

Mr. Oliver stated included in your agenda package is the special assessment receipt schedule.


**FOURTEENTH ORDER OF BUSINESS**

Next Meeting Scheduled for December 5, 1012 @ 5:00 p.m. at Rolling Hills Amenity Center, 3212 Bradley Creek Parkway, Green Cove Springs, Florida 32043

On MOTION by Ms. Dubis seconded by Mr. Jones with all in favor the Meeting was Continued to November 26, 2012 at 5:00 p.m. at the Rolling Hills Amenity Center, 3212 Bradley Creek Parkway, Green Cove Springs, Florida 32043.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman